

Ordinance No. 638

AN ORDINANCE OF THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, AMENDING THE MIDDLETON CITY CODE TITLE 5, CHAPTER 4, SECTION 3 UPDATING TRAFFIC IMPACT ANALYSIS REQUIREMENTS; AMENDING TITLE 5, CHAPTER 4, SECTION 13, SUBSECTION 3 UPDATING RV PARK APPLICATION STANDARDS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Middleton, Idaho, is a municipal corporation organized and operating under the laws of the State of Idaho, and

WHEREAS, the City of Middleton, Idaho, seeks to update the provisions of its zoning and subdivision ordinances; and

WHEREAS, the City held a public hearing, noticed and conducted in accordance with Idaho law, before the city council on October 7, 2020; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIDDLETON, IDAHO, AS FOLLOWS:

Section 1: Middleton City Code Title 5, Chapter 4, Section 3 TRAFFIC IMPACT ANALYSIS is hereby amended to read as follows:

**5-4-3: TRAFFIC IMPACT ANALYSIS:**

All subdivisions containing more than twenty five (25) equivalent dwelling units shall provide a traffic impact analysis, prepared and stamped by a licensed traffic engineer and submitted with the preliminary plat application. A traffic impact analysis ~~may~~shall be required with an application for any development as deemed necessary on a case by case basis, decided administratively by at least two city officials. An analysis may be waived if traffic impacts are mitigated through provisions identified in a development agreement. The analysis shall be reviewed and approved by the city. Applicant shall pay its pro rata share of improvements recommended by a city approved traffic impact analysis before the city approves the first applied-for permit.

Section 2: Middleton City Code Title 5, Chapter 4, Section 13, Subsection 3 RECREATIONAL VEHICLE PARKS is hereby amended to read as follows:

**5-4-13-3: RECREATIONAL VEHICLE PARKS:**

- A. Zoning: Recreational vehicle parks are allowed in the zones shown in section 5-4-1, table 1 of this chapter.
- B. Application For Permit: To obtain a permit for construction of a recreational vehicle park, the applicant shall:

1. Submit an application with ~~two (2)~~ three (3) sets of plans and specifications to the City for review by the building official and other departments to check compliance with applicable laws or ordinances. If a special use permit is required, the application will be accompanied by a nonrefundable fee to be established by resolution of the City Council and the matter scheduled before the Planning and Zoning Commission for public hearing.
2. The material submitted shall include a plot plan and building plans and specifications for all buildings, improvements and facilities, such as electrical, plumbing, gas and sewerage system to be constructed within the park. If the building official is satisfied that the proposal, as submitted, or subject to corrections, meets the requirements as set forth in this chapter, he shall then issue the permit to the applicant based upon the true valuation of construction.
3. A permit issued under the provisions of this chapter may be revoked or suspended whenever the permit is issued on the basis of incorrect information supplied or in violation of any ordinance or regulation or any of the provisions of this chapter. Said suspension or revocation shall be in writing and the permit may be reinstated upon correction of the problem within an established period of time.

C. Development Standards: The following minimum standards shall apply to the development of a recreational vehicle park:

1. Landscaping And Screening: The park boundaries shall be reasonably screened whether by barriers of ornamental fences, walls, trees, shrubs, or open spaces, to assure reasonable integration with adjoining land usages and to assure health, safety and quiet enjoyment of the area.
2. Play Areas: Recreation and children's play area shall be provided in a ratio of two hundred (200) square feet per space and consist of a well kept lawn with shade trees.
3. Occupant Improvements: Any space occupant shall not be permitted to erect, install or place any structure or facility upon the space.
4. Waste Disposal: Waste disposal facilities for recreational vehicles shall be provided in an isolated, screened service area in a manner and method acceptable to the building official and/or Health Officer.
5. Access: All spaces shall abut upon a roadway not less than thirty feet (30') in width which shall have unobstructed access to a public road or highway. Dead end roadways shall provide adequate vehicle turning space or a cul-de-sac with not less than a forty foot (40') radius, exclusive of parking. Roads to service areas shall be not less than twenty feet (20') wide.
6. Utilities: All utilities shall be underground.
7. RV Spaces: Minimum requirements for each RV space:

- a. Dimensions: Twenty five feet (25') wide and fifty feet (50') long.
  - b. Parking Area: One off street, paved parking area not less than nine feet by twenty feet (9' x 20') or, in lieu of off street parking, a thirty four foot (34') paved roadway.
  - c. Minimum Yards: Front, ten feet (10'); side and rear, five feet (5').
  - d. Patio: Masonry or concrete patio one hundred (100) square feet.
  - e. Hydrant: One frostproof exterior culinary water supply hydrant.
8. Central Facilities:
- a. Laundry facilities shall be provided.
  - b. Connection to City water is required and not less than one water outlet for each recreational vehicle. There shall be no common drinking vessel. An abundant supply of hot water for bathing, washing and laundry facilities is to be provided at all times.
  - c. Flush toilets in conveniently located buildings, well lighted, ventilated with screened openings and constructed of moistureproof materials permitting satisfactory cleaning. Floors of concrete or similar material, slightly pitched to floor drain.

9. Each RV space is equal to ½ an equivalent dwelling unit. City fees and other assessments will be based on this standard.

#### D. Fees and Charges.

Utility – Water and Wastewater Charges

Parks Impact Fees

Transportation Impact Fees

Renting and Future Impact Fees

1. Water rates: All sites that receive the benefit of the city's municipal water system shall pay the water user rate and water base rate per equivalent dwelling unit. See also Middleton City Code 7-1-5.
2. Sanitary sewer rates: All sites that receive the benefit of the city's municipal sanitary sewer system shall pay the wastewater user rate and wastewater base rate per equivalent dwelling unit. See also Middleton City Code 7-2-5.
3. The water and wastewater rates shall be paid for all on-site spaces per month.
4. So long as RV parks adhere to the maximum stay limits defined in Middleton City Code 5-4-13-3-E, parks impact fees shall not be imposed.
5. Transportation impact fees will be imposed in accordance with a city-approved traffic impact analysis.
6. All other development impact fees and charges will be imposed per equivalent dwelling unit, fee assessment per area or other determinations.

E. RV Park Stay Limits

1. Any one user shall not be allowed to stay longer than 30 days at one time. This same user is not allowed to return to the same park for a period of 90 days and then may again stay no longer than 30 days. This pattern may be repeated up to a maximum of three (3) stays in a twelve month period.
2. Any user may stay at the same park up to a maximum of 90 days per twelve month period.

Section 3: This ordinance, or a summary thereof as provided by Idaho Code §50-901A, shall be published in one (1) issue of the official newspaper of the City of Middleton, Idaho, and shall take effect immediately upon its passage, approval and publication.

Dated this \_\_\_\_\_ day of October, 2020.

CITY OF MIDDLETON  
Canyon County, Idaho

\_\_\_\_\_  
Steven J Rule, Mayor

ATTEST:

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Jennica Reynolds, Deputy City Clerk